

To: Larry Lester, SCR

From: WJWojner

Re: Groundwater Use Restriction
GIS Registry Data

Site Name/Address:

Grinwald Property

806 Elm Street

WATERTOWN

BRRTS #:

03 14 000400

Date of Closure Decision:

November 26 1997

☐ Off-site Contamination

☐ Right-of-way Contamination

Packet Contains:

1. Closure Letter March 20, 1998
2. Conditional closure letter None
3. All property deeds with 140 ES exceedances
4. Metes/bounds legal description (certified survey) *GW Use Restr*
5. Tax parcel number 11
6. GPS data for each affected property
7. General location map *Figure 1*
8. Detailed location map, showing all parcels affected by 140 ES exceedances, property boundaries, buildings, etc. *Figure 2*
9. Latest map showing gw flow direction, MW, potable wells. [optional: Isoconcentration maps of compounds => ES] *Figure 2, 7*
10. Latest map showing extent or outline of contamination plume and gw flow direction
11. Latest table of analytical results *Table 1*
12. Geologic cross section



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ruthe E. Badger, District Director

Horicon Flyway Center
N7725 Highway 28
Horicon, WI 53032
TELEPHONE 920-387-7860
FAX 920-387-7888

March 20, 1998

Terry Grinwald
Grinwald Ford-Mercury Inc.
200 South Second Street
Watertown, WI 53094

SUBJECT: Closure, Grinwald Heavy Truck Facility
806 Elm Street, Watertown, DNR ID #03-14-000400

Dear Mr. Grinwald:

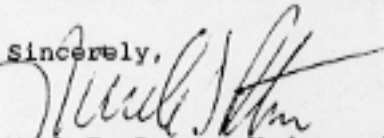
On November 26, 1997, the above mentioned site was reviewed by the South Central Region Close Out Committee. This committee reviews environmental remediation cases to determine if the case qualifies for close out under ch. NR 726, Wis. Adm. Code.

Based on the correspondence provided, the Committee decided the case qualifies for close out under the provisions of s. NR 726.05(2)(b), Wis. Adm. Code. This rule allows for case closure with groundwater enforcement standard exceedances where the collective processes of natural attenuation restore groundwater within a reasonable period of time, and any property with a preventive action limit exceedance has a groundwater use restriction recorded at the County Register of Deeds office. A groundwater use restriction for this property has been recorded. Therefore, the Department will consider this case closed, having determined that no further action is necessary on the site at this time.

If in the future the Department receives information regarding site or facility conditions which indicates that contamination from the site has moved beyond the property boundary, or that it poses a threat to public health, safety, or welfare or the environment, the Department has the authority to reopen the site pursuant to s. NR 726.09, Wis. Adm. Code.

The Department your appreciates efforts to protect and restore the environment at this site. If you have any questions regarding this determination, please contact me at the number below.

Sincerely,


Mark F. Putra, Hydrogeologist
Remediation & Redevelopment
Telephone: (920) 387-7867

cc: L. Azar, Michael Best & Friedrich, P.O. Box 1806, Madison, WI
53701-1806
S. Fafalios, NRT Inc., 23713 W. Paul Road, Pewaukee, WI 530721

857806

Document No.

FOR USE PAGE 001
GROUNDWATER-USE
RESTRICTION

Office of Register of Deeds
Dodge County, WI
RECEIVED FOR RECORD

JAN 22 1998
at 9:25 o'clock A.M.
Doris Westra
DORIS WESTRA - Registrar

Return to:
Lauren L. Azar, Esq.
MICHAEL BEST & FRIEDRICH LLP
1 South Pinckney Street
P.O. Box 1806
Madison, WI 53701-1806

*
Parcel Number

THIS GROUNDWATER-USE RESTRICTION is made as of the 12TH day of January, 1998, by Nerina Grinwald and Terry Grinwald.

RECITALS

A. Nerina Grinwald and Terry Grinwald are the owners of that certain parcel of land more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

B. Residual levels of Benzene in exceedance of that compound's Chapter NR 140, Wisconsin Administrative Code Enforcement Standard for groundwater exist beneath the Property, as previously detected by the Dual Vapor Extraction Well located within the boundaries of the Property. The Wisconsin Department of Natural Resources has determined that this Benzene exceedance does not pose a threat to human health or the environment. The Wisconsin Department of Natural Resources has also determined that the Property has been remediated to the extent practicable and has approved natural attenuation as the final remediation to address the remaining Benzene.

C. Pursuant to Chapter NR 726, Wisconsin Administrative Code, Nerina Grinwald and Terry Grinwald desire to record this Groundwater-Use Restriction as required by the Wisconsin Department of Natural Resources.

NOW, THEREFORE, Nerina Grinwald and Terry Grinwald do hereby state the following:

Natural attenuation has been approved by the Wisconsin Department of Natural Resources to remediate groundwater contamination exceeding Chapter NR 140 Groundwater Standards within the boundaries of this Property. Construction of wells where the water quality exceeds the drinking water standards in Chapter NR 809 is restricted by Chapters NR 811 and 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this Property is required to contact the Department of Natural Resources Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable prior to constructing or reconstructing

a well on this Property. No well may be constructed or reconstructed on this property unless applicable requirements are met. This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes an owner of the Property may request that the Wisconsin Department of Natural Resources, or its successor, issue a determination that the restrictions set forth herein are no longer required. If the Wisconsin Department of Natural Resources, or its successor, determines that the restrictions can be extinguished, an affidavit can be recorded, with a copy of the Department's written determination, to give notice that this Groundwater-Use Restriction is no longer binding.

IN WITNESS WHEREOF, Nerina Grinwald and Terry Grinwald have executed this Groundwater-Use Restriction as of the date first above written.

Nerina B. Grinwald
NERINA GRINWALD

Subscribed and sworn to before me
this 12th day of January, 1998.

Sandra J. Herbst
Notary Public, State of WI
My Commission: 11/7/99

Terry Grinwald
TERRY GRINWALD

Subscribed and sworn to before me
this 12th day of January, 1998.

Sandra J. Herbst
Notary Public, State of WI
My Commission: 11/7/99

This document drafted by:

Lauren L. Azar, Esq.
MICHAEL BEST & FRIEDRICH LLP
1 South Pinckney Street
Madison, WI 53701

e:\xf\client\41429\0001\1141231.w52

EXHIBIT A

Lot 2 of Certified Survey Map # 2318, recorded on October 20, 1988, in Dodge County at the Register of Deeds Office as Document # 715069, in Volume 14 of Certified Survey Maps at Pages 225 to 227.

The above includes an easement for driveway purposes and for ingress and egress onto and from the existing roadway designated as Elm Street, northerly across the westerly portion of said parcel, 15 feet in width and to the northern boundary line.



SOURCE: USGS 7.5 MINUTE QUADRANGLE,
WATERTOWN. DATED 1959.
PHOTOREVISED 1971.



0 2000 4000

SCALE IN FEET

CONTOUR INTERVAL 10 FEET



Natural
Resource
Technology

SITE LOCATION MAP
HEAVY TRUCK REPAIR FACILITY
GRINWALD FORD - MERCURY, INC.
806 ELM STREET
WATERTOWN, WISCONSIN

DRAWN BY: TAS

APPROVED BY: *DVP*

DATE: 8/19/97

PROJECT NO.
1215

DRAWING NO.
1215-A01

FIGURE NO.
1

SUMMARY OF SITE ACTIVITIES

HEAVY TRUCK REPAIR FACILITY
GRINWALD FORD - MERCURY, INC.
806 ELM STREET
WATERTOWN, WISCONSIN



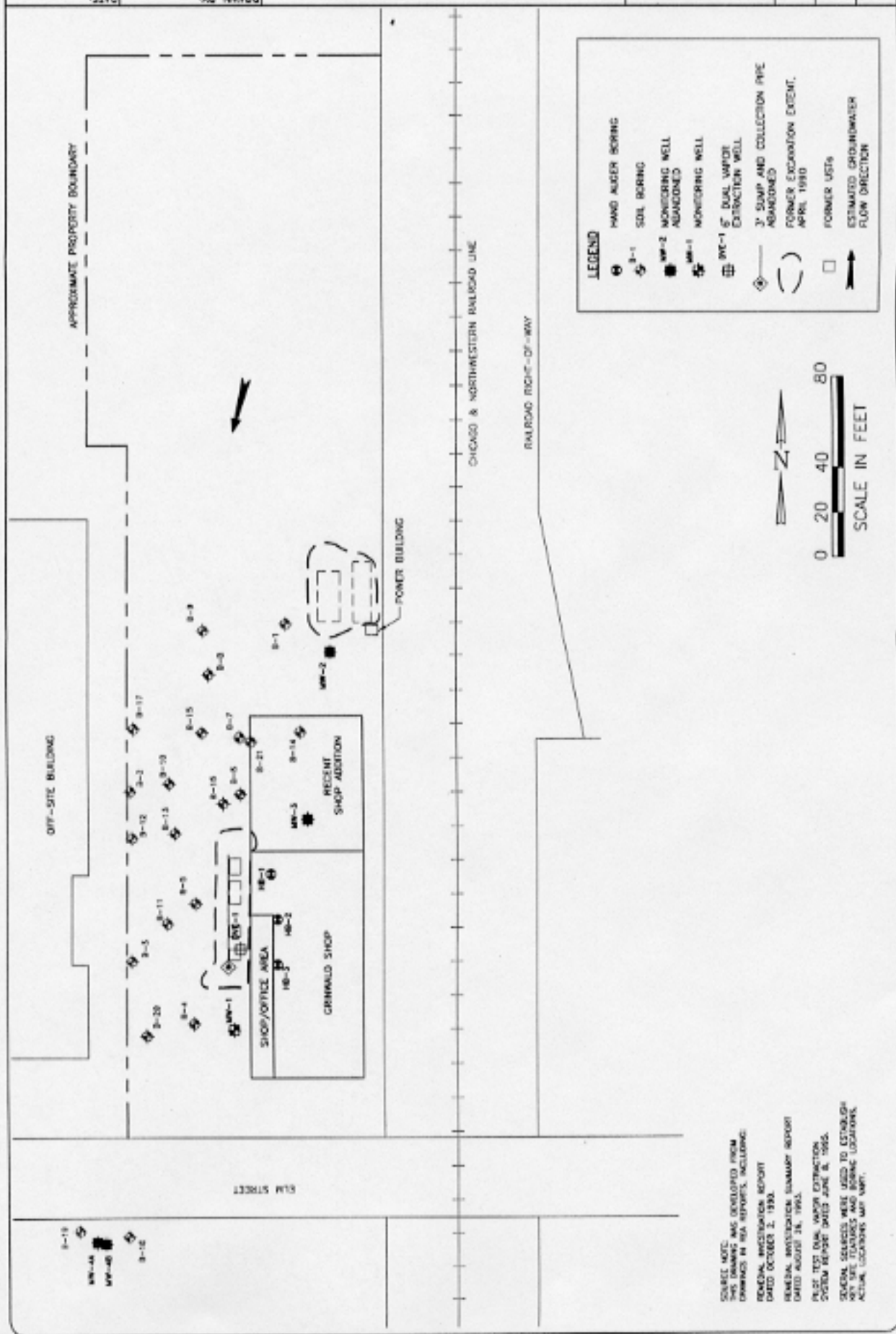
Natural
Resource
Technology

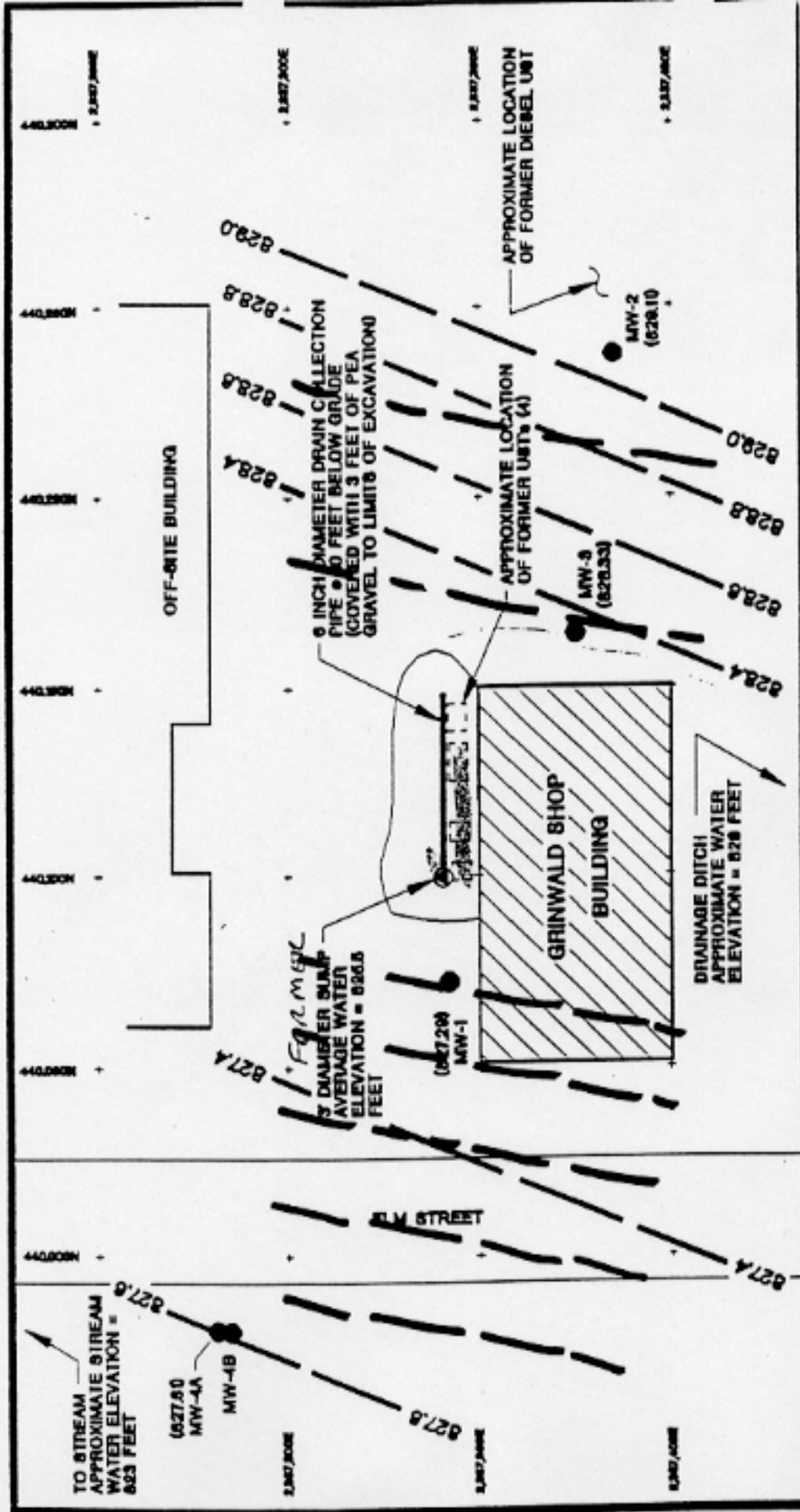
PROJECT NO.
1215/1.1

DRAWING NO.
1215-801


FIGURE NO.
2

DRAWN BY: TAS	DATE: 2/8/97
CHECKED BY: TAS	DATE: 2/8/97
APPROVED BY: SLF	DATE: 2/6/97
AUTOCAD FILE: 1215-B01.DWG	





LEGEND

- ① MW-1

 APPROXIMATE LOCATION OF MONITORING WELL
 SITE GRID COORDINATE (STATE PLANE SYSTEM)
 APPROXIMATE LIMITS OF PREVIOUSLY EXCAVATED AREA
 APPROXIMATE LOCATION OF SUMP/MANHOLE
 APPROXIMATE LOCATION OF FORMER GASOLINE & OIL
 UNDERGROUND STORAGE TANKS (4)
 GROUNDWATER ELEVATION USED TO DETERMINE
 CONTOUR LINES
 GROUNDWATER CONTOUR LINE (DASHED LINE)

NOTES:

- 2) See Figure 2 for overall view of the Garfield Facility.

GRINWALD FORD, INC.
506 ELM STREET

Watertown, Wisconsin

**GROUNDWATER CONTOUR MAP
(SEPTEMBER 23, 1982)**

**RESOURCE ENGINEERING
ASSOCIATES, INC.**

3 of 6

Table 1 - Groundwater Analytical Summary
Grinwald Ford - Watertown, WI

Sample Location	Sample Date	PVOC (µg/L)						(mg/L)	(µg/L)		
		Benzene	Ethylbenzene	Toluene	Xylenes (total)	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	GRO	TPH Diesel	TPH Gasoline	Lead (dissolved)
MW-1	7/11/90	26	nd	5.0	nd	--	--	nd	--	--	--
	2/7/92	1.2	nd	nd	nd	--	--	nd	--	--	--
	7/6/92	nd	nd	nd	nd	--	--	nd	--	--	--
	4/18/96	0.63	nd	nd	nd	--	--	nd	--	--	0.0025
	5/29/97	2.6	nd	0.55	1.3	nd	nd	nd	--	--	--
	8/18/97	2.8	nd	0.53	1.9	0.31	nd	nd	--	--	--
MW-2	7/11/90	nd	nd	nd	nd	--	--	nd	--	--	--
	2/7/92	nd	nd	nd	nd	--	--	nd	--	--	--
	7/6/92	nd	nd	nd	nd	--	--	nd	--	--	--
	7/25/94	Well abandoned									
MW-3	7/11/90	nd	nd	nd	nd	--	--	nd	--	--	--
	2/7/92	nd	nd	nd	nd	--	--	nd	--	--	--
	7/6/92	nd	nd	nd	nd	--	--	nd	--	--	--
	7/25/94	Well abandoned									
MW-4A	7/11/90	nd	nd	nd	nd	--	--	nd	--	--	--
	2/7/92	nd	nd	nd	nd	--	--	nd	--	--	--
	7/6/92	nd	nd	nd	nd	--	--	nd	--	--	--
	7/25/94	Well abandoned									
MW-4B	7/11/90	nd	nd	nd	nd	--	--	nd	--	--	--
	2/7/92	nd	nd	nd	nd	--	--	nd	--	--	--
	7/6/92	nd	nd	nd	nd	--	--	nd	--	--	--
	7/25/94	Well abandoned									
Sump	11/9/90	1,100	175	600	980	--	--	--	nd	nd	--
	9/30/91	1,300	1,200	630	1,200	--	--	--	nd	13,000	--
	2/7/92	970	310	690	1,400	--	--	21	--	--	--
	7/6/92	940	740	650	1,200	--	--	9.5	--	--	--
	5/4/94	490	1,000	530	3,000	--	--	--	--	--	--
	*	Sump abandoned									
DVE-1	12/20/94	330	35	25	52	11	<10	0.57	--	--	--
	4/18/96	82	3.1	2.0	5.9	1.4	nd	0.14	--	--	nd
	5/29/97	14	1.3	0.72	2.4	0.31	nd	0.051	--	--	--
	8/18/97	37	1.6	2.1	4.4	0.67	nd	0.12	--	--	--
<i>Wisconsin Groundwater Quality Standards</i>											
PAL		0.5	140	68.6	124	10**	10**	ns	ns	ns	1.5
ES		5	700	343	620	50**	50**	ns	ns	ns	15

notes:

nd = parameter not detected above laboratory detection limit.

-- = parameter not analyzed for.

PAL and ES are the NR 140 preventive action limit and enforcement standard for groundwater quality, respectively.

310 = concentration exceeds PAL.

490 = concentration exceeds ES.

ns = no NR 140 standard has been established.

"Sump" represents groundwater extraction sump installed in UST excavation backfill.

"DVE-1" represents the dual vacuum extraction pilot test well installed in UST excavation backfill.

*Sump was abandoned subsequent to 5/4/94 sampling activity.

**Recommended ES and PAL, DHSS Cycle 7.

By: DVP

Checked by: SLF